



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

Keith Kazmark

Village Manager

Manager's Office

201-670-5500 x2202

kkazmark@ridgewoodnj.net

February 13, 2026

Kate Marcopul, Ph.D.
NJ Historic Preservation Office
Department of Environmental Protection
P.O. Box 420, Mail Code 501-04B
Trenton, NJ 08625-0420

**RE: Project Authorization Submission
Zabriskie-Schedler Property
Ridgewood, New Jersey**

Dear Dr. Marcopul:

Please be advised that the Village of Ridgewood has retained the environmental consulting firm Matrix New World Engineering to remediate the soil at the Zabriskie-Schedler property. Matrix will be submitting the *Application for Project Authorization* on the Village's behalf as required by the NJ Register of Historic Places Act.

The Village of Ridgewood respectfully requests a review of this application by your office. Should you have any questions or need any additional information, please do not hesitate to contact me.

Best Regards,

Keith Kazmark
Village Manager

cc: Jennifer Leynes, NJ Historic Preservation Office
Melissa Feury, Matrix New World Engineering
Chris Pittarese, LSRP, Matrix New World Engineering

February 17, 2026

Jennifer B. Leynes, M.H.P
Historic Preservation Office

**Re: SITE REMEDIATION & TREE REMOVAL
ZABRISKIE-SCHEDLER PROPERTY
460 WEST SADDLE RIVER ROAD
VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY 07450
NJDEP CASE NO. 24-05-28-1117-27
SRP PI NO. 1062723
MATRIX NO. 23-1429**

Dear Ms. Leynes:

Matrix New World Engineering, Land Surveying, and Landscape Architecture, PC (Matrix) has prepared this letter in support of the submission of an Application for Project Authorization (APA) with the New Jersey Register of Historic Places Act for the above referenced site located at 460 West Saddle River Road, Village of Ridgewood (Ridgewood), New Jersey (Site).

SECTION A: REQUIRED DOCUMENTATION

- *A.1.a. Local historical societies*
 - **Ridgewood Historical Society**, 650 East Glen Ave., Ridgewood, NJ 07450
 - **Bergen County Historical Society**, Historic New Bridge Landing, 1201-1209 Main Street, River Edge, NJ 07661
 - **Bergen County Division of Cultural & Historic Affairs**, One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076
 - **Friends of Historic Zabriskie-Schedler Inc.**, Ellie Gruber, P.O. Box 1572, Ridgewood, NJ 07450
- *A.1.b. Local Historic Preservation Commissions*
 - **Ridgewood Historic Preservation Commission**, Stacey Tsapatsaris, Chair, 131 N. Maple Avenue, Ridgewood, NJ 07450
- *A.1.c. Public and Private Property Owners*
 - **Village of Ridgewood**, 131 N. Maple Avenue, Ridgewood, NJ 07450.
- *A.1.d. Local Government Units/Agencies*
 - **Village of Ridgewood**, 131 N. Maple Avenue, Ridgewood, NJ 07450
 - **County of Bergen**, Thomas J. Duch, Esq. Administrator, One Bergen County Plaza, 5th Floor, Hackensack, NJ 07601-7076

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- **Ridgewood Parks, Recreation, & Conservation Board**, 131 N. Maple Avenue, Ridgewood, NJ 07450
- **Ridgewood Open Space Committee**, 131 N. Maple Avenue, Ridgewood, NJ 07450
- **A.2. Maps**
 - Two maps of the anticipated soil removal area associated with the remediation are included in the application – Figure 1 – Chemically Driven Solid Waste Excavation and Figure 2 – Visually Observed Solid Waste Excavation.
- **A.3. Photographs**
 - A photolog is attached included as Attachment 1.
- **A.4. Architectural or Engineering Plans**
 - Not applicable for this application.
- **A.5. Specifications**
 - Not applicable for this application.
- **A.6. Proposed Agreements**
 - Not applicable for this application.
- **A.7. Structural assessment and evaluation**
 - Not applicable for this application.
- **A.8. Relocation information and documentation**
 - Not applicable for this application.

OTHER INFORMATION

- Archeology – The following list contains the four archeological survey previously submitted to the Historic Preservation Office. Should the Historic Preservation Office want each survey resubmitted, they may be available upon request.
 - 2023a Richard Grubb & Associates, Inc. Phase IB Archaeological Survey, John A.L. Zabriskie (Zabriskie-Schedler) House Property, Village of Ridgewood, Bergen County, New Jersey. Report on file, New Jersey State Historic Preservation Office, Trenton, New Jersey.
 - 2023b Richard Grubb & Associates, Inc. Geophysical Survey Using Ground-Penetrating Radar, Zabriskie Schedler House and Property, Village of Ridgewood, Bergen County, New Jersey. Report on file, New Jersey State Historic Preservation Office, Trenton, New Jersey.
 - 2024 Richard Grubb & Associates, Inc. Supplemental Phase IB Archaeological Survey, John A.L. Zabriskie (Zabriskie-Schedler) House Property, Village of Ridgewood, Bergen

County, New Jersey. Report on file, New Jersey State Historic Preservation Office, Trenton, New Jersey.

- 2025 Richard Grubb & Associates, Inc. Phase II Archaeological Survey, John A.L. Zabriskie (Zabriskie-Schedler) House Property, Village of Ridgewood, Bergen County, New Jersey. Report on file, New Jersey State Historic Preservation Office, Trenton, New Jersey.

All supporting documents for the application, including the completed application form are enclosed. Please do not hesitate to contact Matrix with any questions or for further clarification.

Sincerely,



Melissa Feury
Project Manager



Chris Pittarese, LSRP
Senior Project Manager

Enclosed: Figure 1 – Chemically Driven Solid Waste Excavation Plan
Figure 2 – Visually Observed Solid Waste Excavation Plan
Attachment 1 – Photolog
Attachment 2 – *Site Investigation Report/Remedial Investigation Report/Remedial Action Workplan*, Matrix New World Engineering



APPLICATION FOR PROJECT AUTHORIZATION

UNDER THE NEW JERSEY REGISTER OF HISTORIC PLACES ACT

FORM VERSION 1/2025

REVIEW PROCESS

Complete this form and any required attachments, then submit your full application to our office. We strongly encourage applying early in your project to meet tight schedules and deadlines. **Do not apply by fax – it will not formally initiate project review.**

- Within 30 days, we will evaluate the application for technical and professional completeness.
- Within 45 days of receiving a technically complete application, we will determine whether the project constitutes an encroachment and notify you accordingly.

No encroachment

We will administratively approve the application. It will not require review before the Historic Sites Council.

Encroachment

We will schedule the project for an upcoming Historic Sites Council meeting and notify you.

- Then, the Historic Sites Council will make a formal resolution to the Commissioner of the Department of Environmental Protection with their recommendation.
- The Commissioner must act within 120 days of receiving a technically complete application.

PROJECT AND APPLICANT INFORMATION

Date 2/17/2026

Applicant Matrix New World Engineering

State, county or municipal agency or instrumentality thereof applying for authorization. If an authorized representative is submitting this application on behalf of a public agency, they must include written authorization from the public agency.

Project name Tree Removal & Site Remediation - Zabriskie-Schedler Property

Contact person(s) Melissa Feury

Mailing address 26 Columbia Turnpike, Florham Park, NJ 07932

Telephone 973-240-1800

Fax

Email mfeury@mnwe.com

NEW JERSEY REGISTER-LISTED PROPERTY AFFECTED BY PROJECT

Name of listed property or historic district

Zabriskie-Schedler Property

Street address of listed property

460 West Saddle River Road, Ridgewood, NJ 07450

Block # 4704

Lot # 9, 10, 11, & 12

Municipality Ridgewood

County Bergen

FOR HPO USE ONLY

Technically and Professionally Complete

Date

HPO Log#

A. REQUIRED DOCUMENTATION

Enclose the documentation listed below as required by N.J.A.C. 7:4-7.1 (d). This documentation and the project description (B) together must completely describe the proposed undertaking. *Label any included attachments using the letters and numbers (e.g., A.1.e.) as listed in this application.*

1. Complete lists (including addresses)

We cannot review applications unless they include these four lists. They are not complete until we receive this information.

- a. Local historical societies.
- b. Local historic preservation commissions.
- c. All public and private property owners of registered property directly affected by the project.

N.J.A.C. 7:4-7.1(d) stipulates this list must:

- Include all private and public property owners (including right-of-way owners) named in the official municipal tax records and maps as of the date of the application's submission.
- Notarization by the appropriate municipal official.

This is the list of owners of registered properties directly physically impacted by the project. It is not the list of property owners within 200 feet of the project, although submission of that list would be acceptable.

- d. All affected local government units, any agencies or instrumentalities thereof concerned with historic preservation, and any statewide organization and local organization specifically concerned with historic preservation in the area of the undertaking's potential impact.

2. Maps

3. Photographs

Both of the overall project area and of specific project work areas. Label each photograph with its location and key all photographs to architectural or engineering plans. Slides are optional, but if a project is an encroachment they may augment the application and its presentation to the Historic Sites Council.

4. Plans (2 sets)

Complete architectural or engineering plans, including a site plan.

5. Specifications (1 set)

6. Proposed agreements

Attach easements, leases, deeds, covenants, etc. applicable to the undertaking.

7. Structural assessment and evaluation

If the application proposes demolishing all or a substantial portion of a property, include a structural assessment and an evaluation of whether the property could be reasonably repaired. These must be prepared by an architect or engineer with demonstrated experience with historic properties.

8. Relocation information and documentation

If the application proposes relocating a New Jersey Registered property, submit information and documentation required in N.J.A.C. 7:4-3.2(c).

B. PROJECT DESCRIPTION

Describe the proposed undertaking in full detail. Where functional or programmatic constraints call for changes to historic configurations, explain those constraints clearly. *(Use lettered attachments when necessary.)*

The Village of Ridgewood recently completed a site and remedial investigation at the Zabriskie-Schedler Property, which identified several areas requiring remediation through soil excavation and off-site disposal. To facilitate the proposed remedial activities, approximately 35 trees and associated herbaceous understory vegetation within the remediation limits will be removed. Following vegetation removal, remediation will be conducted using standard construction equipment, including excavators and tri-axle dump trucks, in compliance with NJDEP requirements. The Site Investigation Report/Remedial Investigation Report/Remedial Action Workplan is included with this form as Attachment 2.

C. STATEMENT OF PURPOSE

State the need and/or purpose for the proposed undertaking. Address the public benefit of the proposed project. *(Use lettered attachments when necessary.)*

The proposed undertaking is necessary to address contaminated soil identified during environmental investigations conducted across the Site. In accordance with the N.J.A.C. 7:26E Technical Requirements for Site Remediation, this project involves the removal and off-site disposal of contaminated soil to ensure compliance with NJDEP soil remediation standards. Completion of the soil remediation requires removal in areas surrounding existing trees. This activity will expose root systems to a depth beyond their tolerance, making it unlikely for the trees to survive. Accordingly, tree removal is a necessary component of the remedial effort. The public benefit of this project is the removal of contaminated soil, which significantly reduces risks to human health and the environment. By eliminating a source of contamination, the project supports long-term environmental protection and contributes to the safe and sustainable use of the Site.

D. ALTERNATIVES/MITIGATION

Describe alternatives (or actions taken) that would avoid, reduce or mitigate any encroachment of the project on the affected New Jersey Register-listed property. Discuss feasibility and prudence of alternatives. *(Use lettered attachments when necessary.)*

At this time, there are no alternative solutions or mitigation measure in place. However, the Village is planning to plant new trees, shrubs, and other landscaping elements totaling approximately \$225,000 within the remediation area as part of the ongoing Park Development.

E. PROJECT FUNDING

List sources of funding, including federal funds.

Village of Ridgewood capital funding.

F. PERMITS

List permits needed for the proposed project, including any necessary federal permits, licenses or approvals.

Not applicable.

OTHER INFORMATION

If needed due to the nature of the project, include the following:

Archaeology

Include an archaeological survey or other pertinent survey if any has been undertaken for this project.

If your project will include ground disturbance and a professional archaeology survey is not included with (or proposed in) the application, you *must* enclose the rationale for not conducting survey.

- This rationale should cover all areas of potential ground disturbance. Areas of potential ground disturbance include construction staging areas, grading areas, etc. on the New Jersey Register-listed property.
- Include detailed documentation of known prior uses (both modern and historic) and prior disturbances.

Civil Engineering

(Particularly road and bridge projects)

Data that informs the basis of the project's design, such as:

- Existing road limitations.
- Traffic counts/studies.
- Road classification
- Design speeds.
- Design hourly volume.
- Predicted levels of service.

Provide specific references to the relevant MSHTO design tables. May include an Alternatives Analysis Report.

LIST OF ALL DOCUMENTS

Provide a complete listing of all documents, including title.

See Cover Letter.

Code

If a code requirement affects the treatment of historic features or spaces, provide:

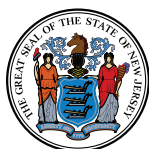
- Specific reference to the section of code.
- Indicate if you have sought or been granted flexible application of the code for historic buildings as allowed by the New Jersey Uniform Construction Code.

Economics

If economic factors affect an aspect or the whole design of the project, attach a detailed and documented breakdown of the costs involved.

Engineering

If the engineering concerns (e.g., structural stability or load-bearing capacity) affect the project's impact on the historic property, attach engineering reports prepared by an engineer with demonstrated experience working with similar historic resources.



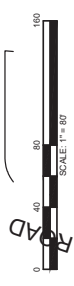
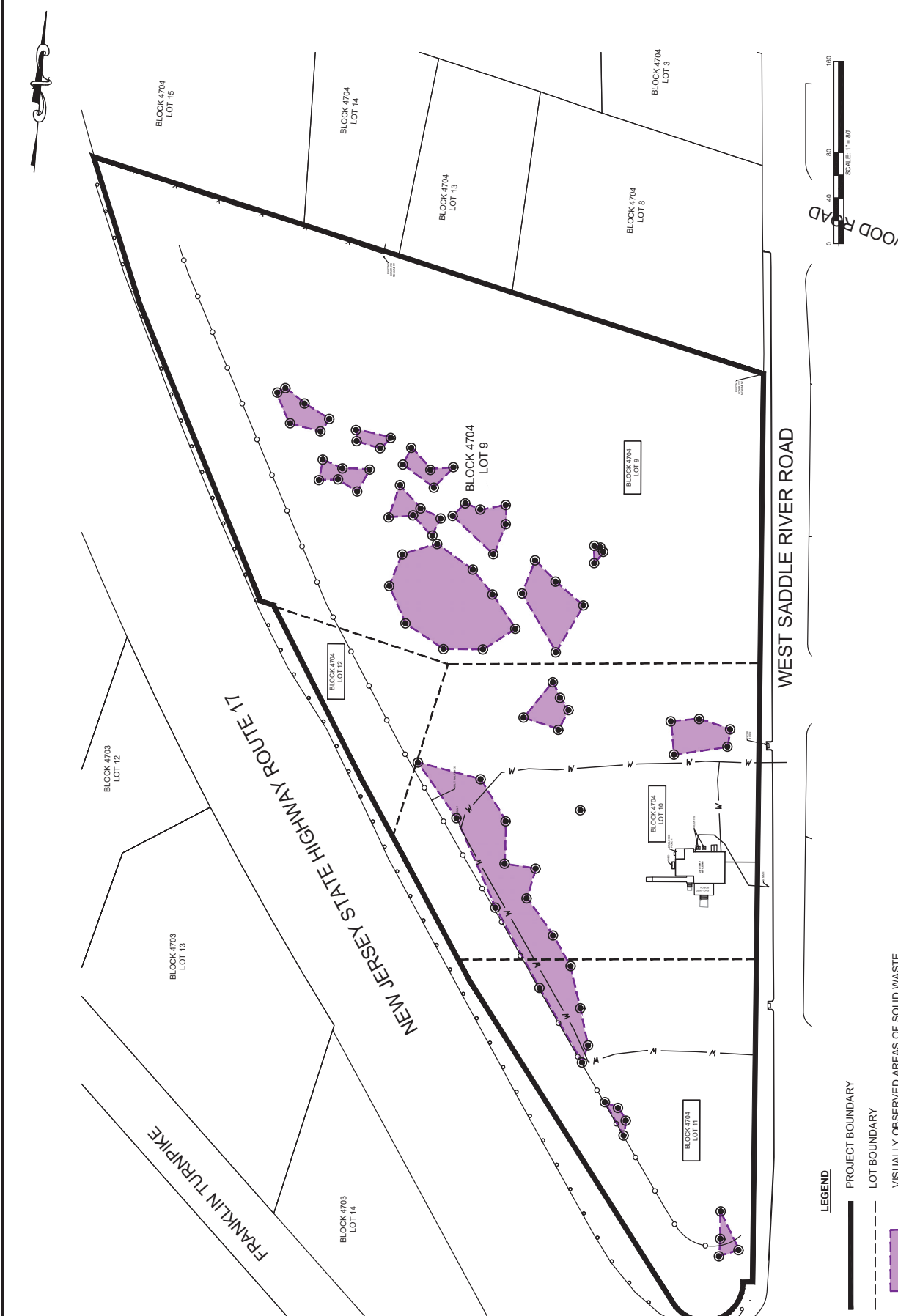
NJ Historic Preservation Office

Community Investment & Economic Revitalization,
New Jersey Department of Environmental Protection
dep.nj.gov/hpo

Mail Code 501-04B, NJ Historic Preservation Office, P.O. Box 420, Trenton, New Jersey 08625-0420

The activity that is the subject of this project has been financed in part with funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street N.W., Washington, D.C. 20240.

FIGURES



NOTE:
 DRAWING WAS COMPLETED USING THE "TOPOGRAPHIC SURVEY LOTS 9, 10, 11 & 12 BLOCK 4704 TAX MAP"
 DRAWING BY DUNN SURVEYING & MAPPING P.A., NOVEMBER 14, 2023 AND PROVIDED TO MATRIX BY THE CLIENT.

- LEGEND**
- PROJECT BOUNDARY
 - - - LOT BOUNDARY
 - █ VISUALLY OBSERVED AREAS OF SOLID WASTE
 - VISUALLY OBSERVED SOLID WASTE BOUNDARY LOCATION

VISUALLY OBSERVED SOLID WASTE EXCAVATION PLAN
 VILLAGE OF RIDGEWOOD
 460 WEST SADDLE RIVER ROAD
 BLOCK 4704, LOTS 9, 10, 11 & 12
 BERGEN COUNTY, NEW JERSEY

PROJECT NUMBER: 23-1429
 SCALE: AS SHOWN
 DATE: 7/30/2023

MATRIX ENVIRONMENTAL COMPANY
 A TRISTAR ENVIRONMENTAL COMPANY
 Matrix New York Engineering, Land Surveying
 and Landscape Architecture, P.C.
 26 Columbia Turnpike
 Forham Park, New Jersey 07932
 Tel: 973-240-1818
 Fax: 973-240-1818
 www.matrix.com
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. Z64207982009

DESIGNED BY:	MEG
REVIEWED BY:	KP
RELEASED BY:	MR

MATRIX ENVIRONMENTAL COMPANY
 26 Columbia Turnpike
 Forham Park, New Jersey 07932
 Tel: 973-240-1818
 Fax: 973-240-1818
 www.matrix.com

ATTACHMENT 1
PHOTO LOG

PHOTO LOG

Site: Schedler Property

Date: 9/23/25

Matrix Project No. 23-1429

Photographer: M. Feury



Trees within soil removal boundary looking north



Trees within soil removal boundary looking east

PHOTO LOG

Site: Schedler Property

Date: 9/23/25

Matrix Project No. 23-1429

Photographer: M. Feury



Trees within soil removal boundary looking north



PHOTO LOG

Site: Schedler Property

Date: 9/23/25

Matrix Project No. 23-1429

Photographer: M. Feury

Trees within soil removal boundary looking southeast



Zoomed in view of trees on eastern extent of soil removal area

PHOTO LOG

Site: Schedler Property

Date: 9/23/25

Matrix Project No. 23-1429

Photographer: M. Feury



View of eastern soil removal boundary

ATTACHMENT 2

***SITE INVESTIGATION/REMEDIATION INVESTIGATION REPORT/REMEDIATION ACTION
WORKPLAN, MATRIX NEW WORLD ENGINEERING, 2025***